



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 8, 2026

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0860 Application for: Chefs Garden of Jacksonville PUD**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated July 9, 2025.
2. The Original Written Description dated October 1, 2025.
3. The Original Site Plan dated July 2, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Absent

Dorothy Gillette	Aye
D.R. Repass	Aye
Joshua Garrison	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0860 TO
PLANNED UNIT DEVELOPMENT
JANUARY 8, 2026

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0860** to Planned Unit Development.

Location: 11193 St. Johns Industrial Pkwy
West of St. Johns Bluff Rd S

Real Estate Numbers: 165418-0070

Current Zoning Districts: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Council District: District-4

Applicant/Agent: Hayden Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd Suite 1500
Jacksonville, FL 32207

Owner: The Chefs Garden of Jacksonville, Inc.
P.O. Box 16364
Jacksonville, FL 32245

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0860** seeks to rezone approximately $1.7\pm$ acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to PUD is being sought to the current owners The Chef's Garden of Jacksonville to renovate the currently existing building on the property and utilize it as a new primary location for the business to continue operating which includes catering and event services. The PUD differs from the

conventional code by providing variations from the parking standards in Part 6 to satisfy actual needs of the proposed uses, site-specific landscaping and buffering requirements due to the unique configuration of the property, and limits permitted uses on the property, as compared to those uses permitted in the IBP. Additionally, the PUD seeks a Waiver of minimum liquor distance for the use of on and off-premises consumption of alcohol. The Property is less than 1,500 feet from at least one church:

- First Coast Churches located at 3740 St. Johns Bluff Road S, Suite 4

When it comes to requesting to waive Part 8 requirements found in Sec.656.805 staff conducted an analysis and found the request meets the following criteria used to determine an approval for Waiver of Liquor Distance.

- *The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;*
- *The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 and is physically separated from the church or school thereby negating the distance requirement as a result of the extra travel time.*

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 1.70-acre subject site is located at 11193 St. Johns Industrial Parkway, south of Beach Boulevard (SR 212) and west of St. Johns Bluff Road South. According to the City's Functional Highway Classification Map, St. Johns Industrial Parkway is a local roadway, Beach Boulevard is an FDOT Principal Arterial roadway, and St. Johns Bluff Road South is a minor arterial roadway. The site is within the Business Park (BP) land use category, Council District 4, and Planning District 3 (Southeast). The site is also within the Suburban Development Area, just south of the Urban Development Area.

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Outside storage is permitted as an accessory to a permitted use provided it is visually screened to supplemental performance standards and criteria of the Land Development Regulations. The business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities within the Comprehensive Plan. BP in the Suburban

Area is intended to provide compact low to medium intensity office development. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the BP land use category described in the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.1.9

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD provides for site-specific access requirements, site-specific lot and yard requirements, and it limits permitted uses on the property, as compared to those uses permitted in the IBP.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

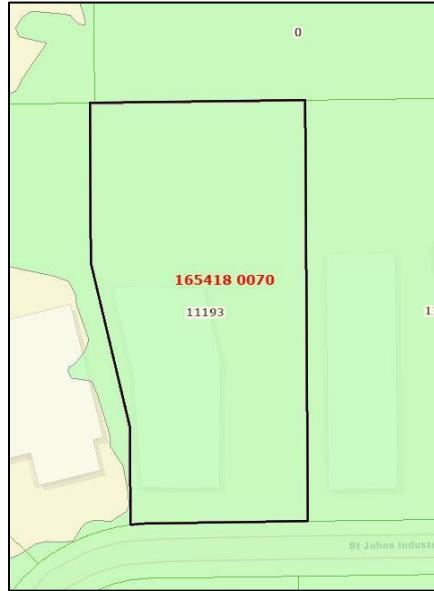
Based on the JEA availability letter submitted with the application, there is an existing 8-inch gravity sewer main and an existing 10-inch water main along St Johns Industrial Parkway N.

Flood Zones

The site is located within Flood Zone A, which is associated with a drainage ditch located to the south of the site from when the St. Johns Bluff Industrial Park was developed. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA

defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

Flood Zone A is an area within the 100-year floodplain or SFHA where flood insurance is mandatory.



(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Business Park (BP). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development is intended to develop property for a catering business and event services. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any open space changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety.

The use of existing and proposed landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code. As part of the proposed redevelopment project contemplated in this PUD, the Owner is requesting to leave the existing landscaping and buffering in place as it currently exists and shall not be required to make alterations or improvements to same. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, such alterations or improvements shall be provided in accordance with Part 12 of the Zoning Code.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the Comprehensive Plan. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any sidewalk changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety, unless otherwise approved by the applicable parties.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via St. Johns Industrial Parkway.

Comments from Traffic & Engineering include:

- The Proposed PUD at it has been presented is acceptable.

The subject site is approximately 1.7 acres and is located on St. John's Industrial Parkway, a local roadway, west of St. John's Bluff Road, a minor arterial roadway. St. John's Bluff Road between Beach Boulevard and Town Center Parkway is currently operating at 55% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 20,292 vpd.

The applicant is requesting a 14,967 SF catering business (ITE Code 110) which could produce 4 daily trips.

The use and variety of building setback lines, separations, and buffering: Setbacks will be similar to those within the IBP zoning district except for a reduction in the side setback from 10 feet to 5 feet. Landscape buffers will be required as regulated by Part 12 except all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required.

The use and variety of building sizes and architectural styles: Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The subject parcel is located just west of St. Johns Bluff Road South within an existing business park which is entirely zoned Industrial Business Park (IBP). Surrounding uses include warehousing, light manufacturing, storage and office uses.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-C	Vacant Timberland
East	BP	IBP	Warehousing
South	BP	IBP	Warehousing
West	BP	IBP	Warehousing

(6) Intensity of Development

The proposed development would be consistent with the Business Park (BP) functional land use category, and the proposed development is intended for catering business and event services. The PUD is appropriate at this location because it is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Any development that occurs within wetland areas, if any, are required to be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

A maximum of 21 parking spaces shall be required within the PUD, which shall include a total of 1 ADA compliant parking space. This PUD permits valet parking, utilizing off-site parking lots not located on the Property. The property has a parking agreement between Ponte Vadra Golf Carts located at 11181 St. Johns Industrial Parkway North.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **December 16, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0860** be **APPROVED** with the following exhibits:

1. **The Original Legal Description dated July 9, 2025.**
2. **The Original Written Description dated October 1, 2025.**
3. **The Original Site Plan dated July 2, 2025.**

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0860** be **APPROVED**.



Aerial View of Subject Property

Source: JaxGIS Maps

